117.0	0001	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,008,700	/	1,008,700
USE VALUE:	1,008,700	/	1,008,700
ASSESSED:	1,008,700	/	1,008,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOLIN ANDREW & HINA
Owner 2:	
Owner 3:	
Street 1:	110 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOMIA LLC -
Owner 2:	-
Street 1:	4 LILLIAN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 3512 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7029.000	567,100		441,600	1,008,700
Total Card	0.161	567,100		441,600	1,008,700
Total Parcel	0.161	567,100		441,600	1,008,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 287.22 /Parcel: 287.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

75135

GIS Ref

GIS Ref

Insp Date

04/01/15

!9069!

PREVIOUS ASSESSMENT

Parcel ID 117.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	567,100	0	7,029.	441,600	1,008,700		Year end	12/23/2021
2021	101	FV	550,100	0	7,029.	441,600	991,700		Year End Roll	12/10/2020
2020	101	FV	550,100	0	7,029.	441,600	991,700	991,700	Year End Roll	12/18/2019
2019	101	FV	408,800	0	7,029.	435,300	844,100	844,100	Year End Roll	1/3/2019
2018	101	FV	408,800	0	7,029.	334,400	743,200	743,200	Year End Roll	12/20/2017
2017	101	FV	408,800	0	7,029.	315,400	724,200	724,200	Year End Roll	1/3/2017
2016	101	FV	408,800	0	7,029.	290,200	699,000	699,000	Year End	1/4/2016
2015	101	FV	127,800	0	7,029.	271,300	399,100	399,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:25:05

LAST REV

Date	Time
11/02/16	09:06:29
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9069

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOMIA LLC,	65412-563		5/22/2015		869,000	No	No		
NASON JOHN P &	64176-580		9/3/2014	Change>Sale	405,000	No	No		
	13730-591		7/1/1979		42,000	No	No		Y

USER DEFINED

Prior Id # 1:	75135
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/2016	125	Solar Pa	33,883		2/2/2016			Install 27 solar p
9/19/2014	1225	Addition	104,000		9/19/2014			Demolition only an

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2015	Meas/Inspect	PC	PHIL C
4/7/2009	Measured	372	PATRIOT
4/10/2000	Inspected	276	PATRIOT
2/9/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7029		Sq. Ft.	Site		0	70.	0.90	6									441,612						441,600	

Total AC/HA:	0.16136	Total SF/SM:	7029	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,612	Spl Credit		Total:	441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05887842
Const Adj.:	0.99989998
Adj $ / SQ:	137.640
Other Features:	106231
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	594421
Depreciation:	27343
Depreciated Total:	567078

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

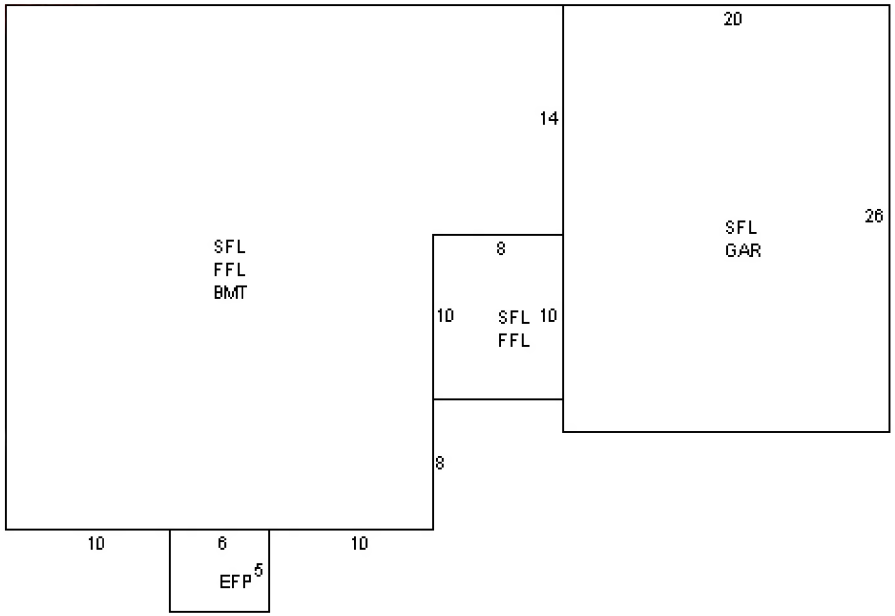
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	151.40
Special Features:	0	Val/Su Net:	139.61
Final Total:	567100	Val/Su SzAd	220.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,544	137.640	212,517
FFL	First Floor	1,024	137.640	140,944
BMT	Basement	944	72.260	68,215
GAR	Garage	520	19.810	10,299
EFP	Enclos Porch	30	72.590	2,178

Net Sketched Area:	4,062	Total:	434,153
Size Ad	2568	Gross Area	4062	FinArea	3512
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0001-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	